

PROPERTY LINE/RIGHT-OF-WAY EXISTING BUILDING

#### **GENERAL REZONING NOTES:**

- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
- SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

CONTOUR (2' INTERVAL)

**REZONING PETITION 2022-086** 



#### **ColeJenest** & Stone

Shaping the Environment Realizing the Possibilities

Land Planning Landscape Architecture Civil Engineering **Urban Design** 

200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202 p+ 704 376 1555 f+ 704 376 7851

url+ www.colejeneststone.com

### **PDAN**

HOLDINGS, LLC 13016 EASTFIELD RD STE 200-263 **HUNTERSVILLE, NC 28078** 

### 3440 JOHNSTON **OEHLER REZONING**

3440 JOHNSTON OEHLER RD **CHARLOTTE, NC 28269** 

#### **EXISTING** CONDITIONS

Project No.

4815

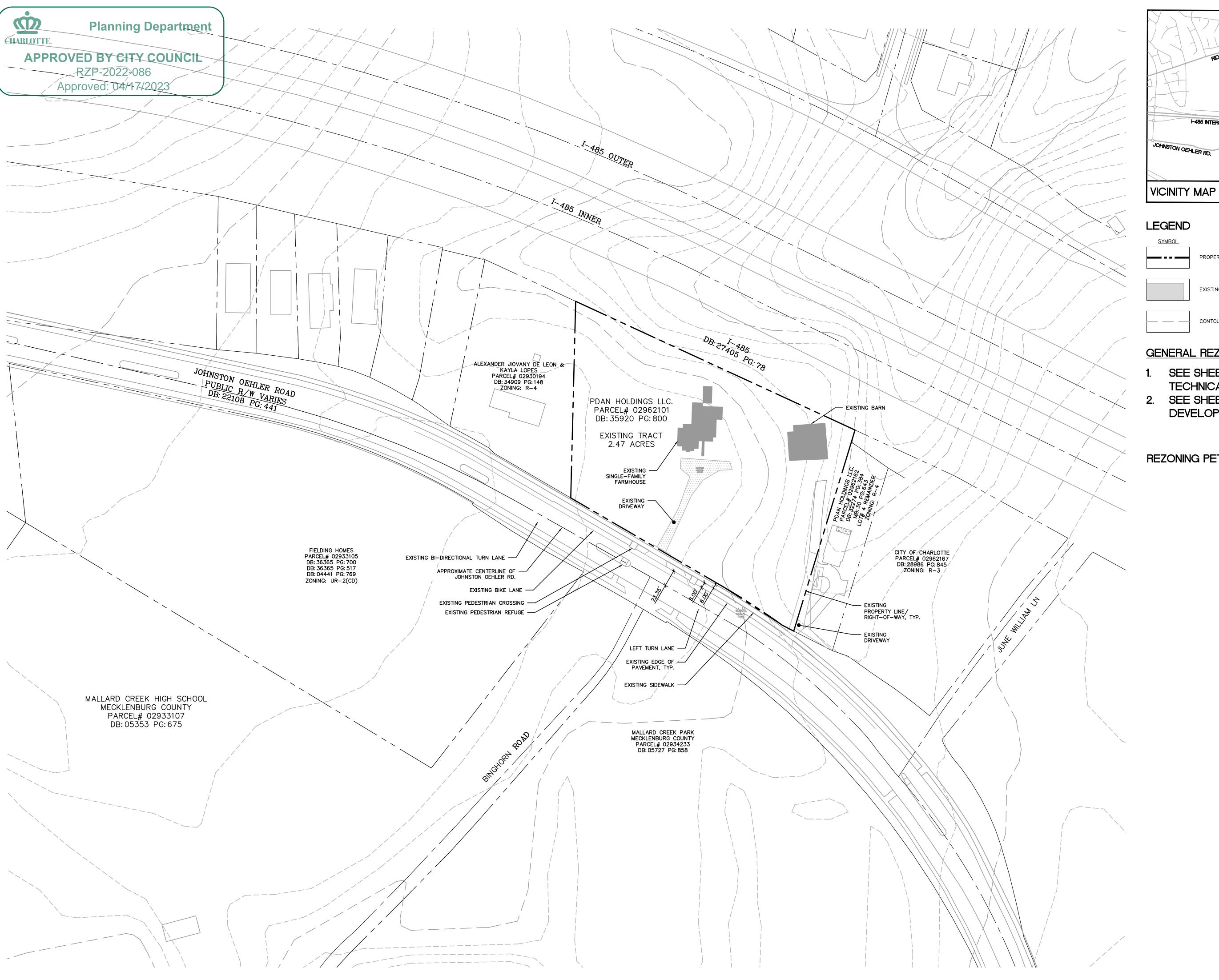
Issued 05/16/22

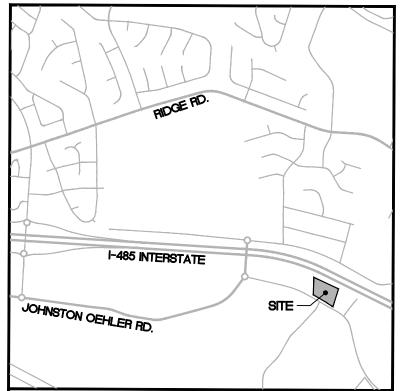
Revised

1 01/08/23- REVISED PER CITY COMMENTS

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N.T.S.

#### LEGEND

<u>SYMBOL</u> PROPERTY LINE/RIGHT-OF-WAY EXISTING BUILDING CONTOUR (2' INTERVAL)

#### **GENERAL REZONING NOTES:**

- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
- SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

**REZONING PETITION 2022-086** 



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### **HUNTERSVILLE, NC 28078** 3440 JOHNSTON

**OEHLER REZONING** 

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**EXISTING** 

## CONDITIONS

Project No.

4815

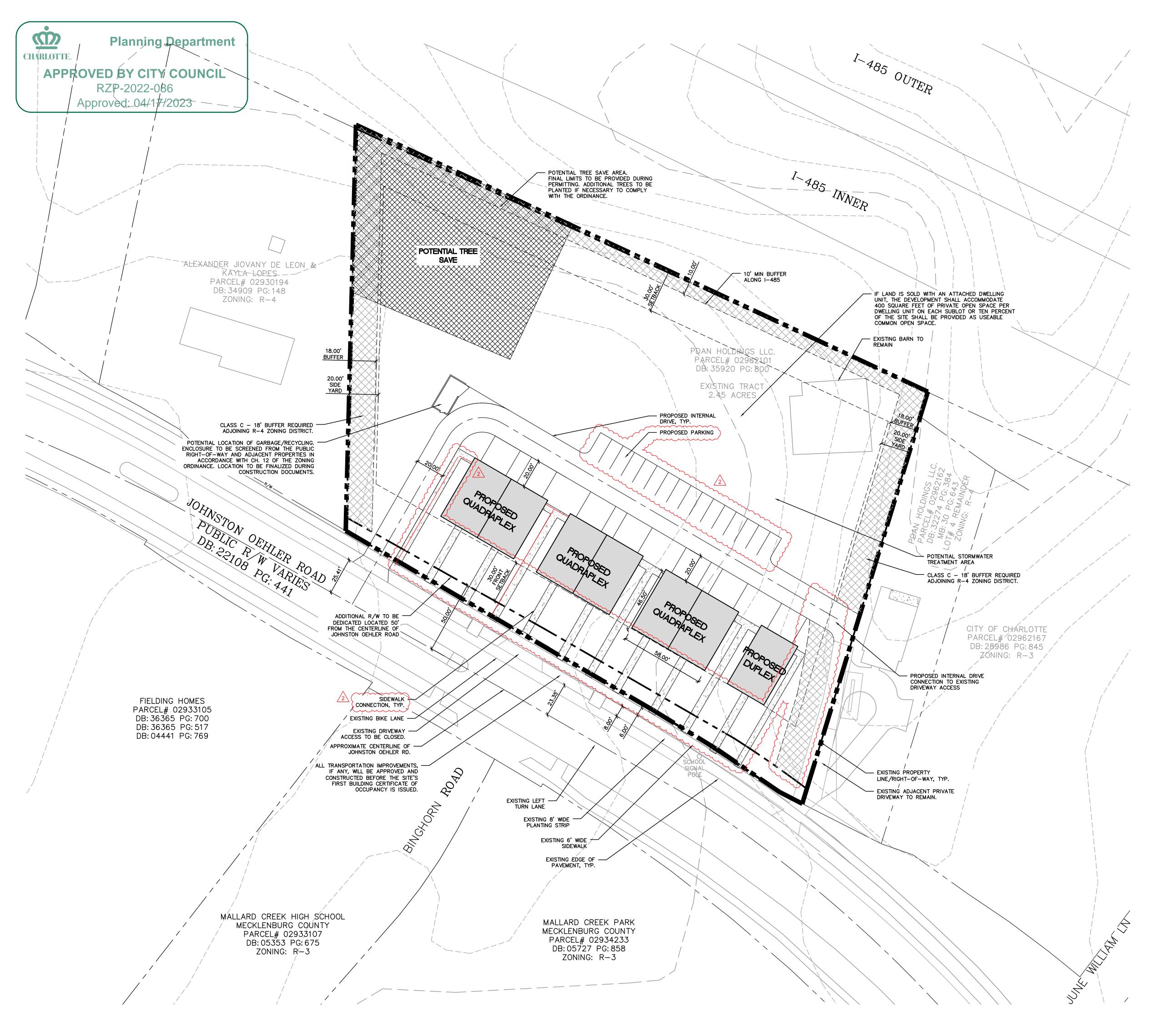
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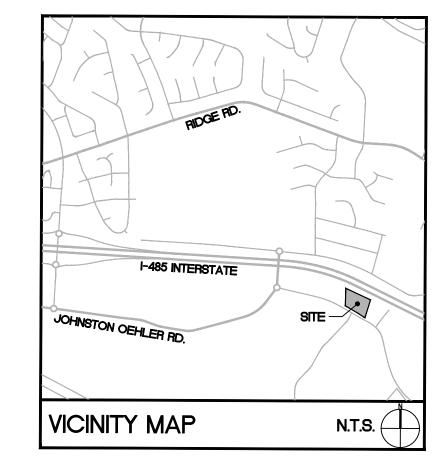
#### Revised

01/08/23- REVISED PER CITY COMMENTS 02/22/23 - REVISED PER CITY COMMENTS 04/03/23 - REVISED PER CITY COMMENTS

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#### LEGEND SYMBOL

PROPERTY LINE/RIGHT-OF-WAY

POTENTIAL TREE SAVE AREA

PDAN HOLDINGS LLC.

PDAN HOLDINGS LLC.

2.466± AC

029-621-01

R-8MF(CD)

30' FROM THE

ALONG I-485

40'

SINGLE FAMILY RESIDENTIAL

DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED MULTI-FAMILY RESIDENTIAL

RIGHT-OF-WAY ALONG

JOHNSTON OEHLER AND 30'

FROM THE RIGHT-OF-WAY

8 DWELLING UNITS/ACRE

SHALL MEET ORDINANCE REQUIREMENTS

PER ORDINANCE

R-3

**REZONING SUMMARY:** 

PETITIONER:

PROPERTY OWNER:

REZONING SITE AREA:

TAX PARCEL#:

EXISTING USE:

PROPOSED USE:

BUILDING SETBACK:

MIN. SIDE YARD:

MIN. REAR YARD:

RESIDENTIAL DENSITY:

REQUIRED PARKING:

OPEN SPACE PROVIDED:

POTENTIAL TREE SAVE AREA (TYP.)

MAX. HEIGHT:

EXISTING ZONING:

PROPOSED ZONING:

# PDAN HOLDINGS, LLC 13016 EASTFIELD RD STE 200-263 HUNTERSVILLE, NC 28078

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### 3440 JOHNSTON OEHLER REZONING

3440 JOHNSTON OEHLER RD CHARLOTTE, NC 28269

## TECHNICAL DATA SHEET

Project No. 4815

05/16/22

Revised

01/08/23- REVISED PER CITY COMMENTS 02/22/23 - REVISED PER CITY COMMENTS

#### GENERAL REZONING NOTES:

15% MIN (±0.37 ACRES) OF 2.466 ACRE SITE TO BE

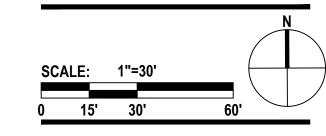
DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

PRESERVED. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS

MAX. NO. OF RESIDENTIAL UNITS: UP TO 19

1. SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

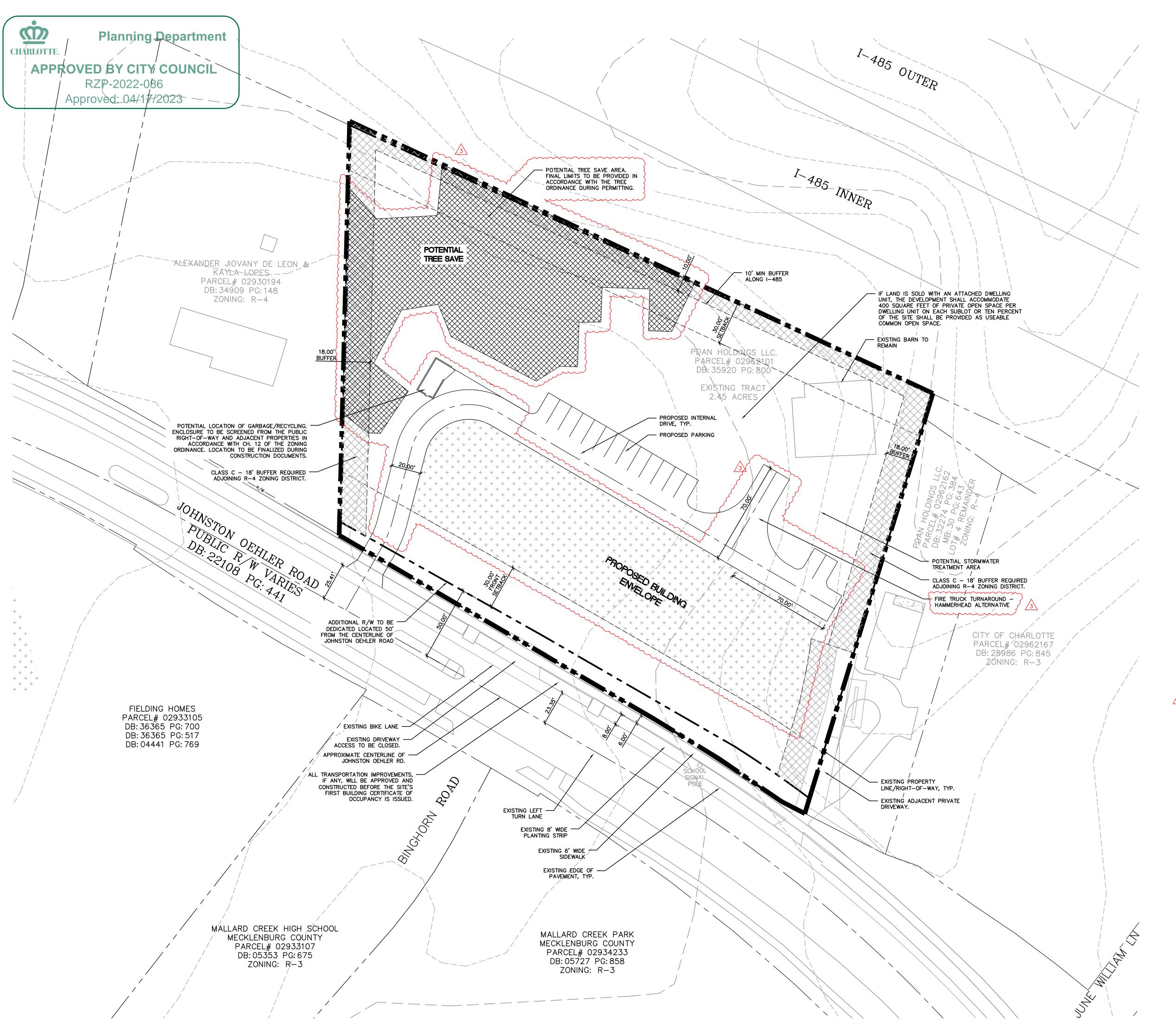
REZONING PETITION 2022-086

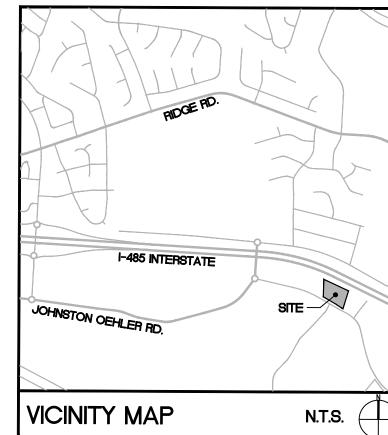


RZ-2

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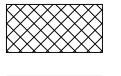
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## <u>SYMBOL</u>

PETITIONER:



BUILDING ENVELOPE

PDAN HOLDINGS LLC.

PROPERTY OWNER: PDAN HOLDINGS LLC.

SIDENTIAL UP TO NINETEEN (19) ATTACHED MULTI-FAMILY RESIDENTIAL UNITS

BUILDING SETBACK\*: 30' FROM THE ALONG I-485

MIN. REAR YARD\*: MAX. HEIGHT: MAX. NO. OF RESIDENTIAL UNITS: UP TO 19 RESIDENTIAL DENSITY: REQUIRED PARKING: PER ORDINANCE

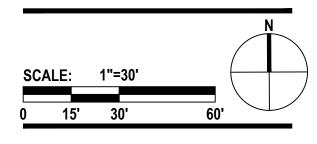
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (±0.37 ACRES) OF 2.466 ACRE SITE TO BE PRESERVED. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS TO BE ESTABLISHED IN ACCORDANCE WITH THE TREE ORDINANCE DURING PERMITTING.



#### GENERAL REZONING NOTES:

SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

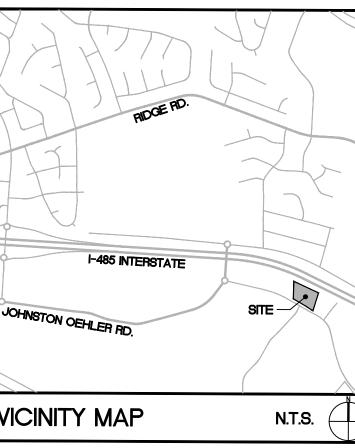
**REZONING PETITION 2022-086** 



RZ-2

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HOLDINGS, LLC

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3440 JOHNSTON

3440 JOHNSTON OEHLER RD

CHARLOTTE, NC 28269

**TECHNICAL** 

Project No.

Issued

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02/22/23 - REVISED PER CITY COMMENTS 04/03/23 - REVISED PER CITY COMMENTS

DATA SHEET

**OEHLER REZONING** 

**HUNTERSVILLE, NC 28078** 

& Stone

Land Planning

Civil Engineering

**PDAN** 

Urban Design

Landscape Architecture







### **REZONING SUMMARY:**

REZONING SITE AREA:	2.466± AC
TAX PARCEL#:	029-621-01
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF (CD)
EXISTING USE:	SINGLE FAMILY RES
PROPOSED USE:	DEVELOPMENT OF UNINFTEEN (19) ATT

RIGHT-OF-WAY ALONG JOHNSTON OEHLER AND 30' FROM THE RIGHT-OF-WAY

MIN. SIDE YARD\*:

8 DWELLING UNITS/ACRE SHALL MEET ORDINANCE REQUIREMENTS OPEN SPACE PROVIDED:

\* FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH THE PARCEL THROUGH THE LAND DEVELOPMENT REVIEW PROCESS.



### APPROVED BY CITY COUNCIL GENERAL PROVISIONS 2-086

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE.

  THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGENT OF PROPOSED USES ON THE SITE BUT THE EXACT CONFIDENCE OF THE SITE OF THE PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CHARLOTTE ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO
- D. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

#### PERMITTED USES

A. DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED MULTI-FAMILY RESIDENTIAL

#### **TRANSPORTATION**

- A. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS
- C. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY, IF ANY, SHALL BE MADE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- D. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT

#### ARCHITECTURAL STANDARDS

- A. ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES SHALL BE COVERED, BUT WILL NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDINGS ARE ADJACENT.

#### **PARKING**

A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

#### ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

#### PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

#### FIRE PROTECTION

RESERVED

#### LIGHTING

A. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW, DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN

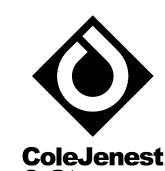
#### SIGNAGE

RESERVED

#### **PHASING**

RESERVED

#### **REZONING PETITION 2022-086**



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#### 3440 JOHNSTON **OEHLER REZONING**

3440 JOHNSTON OEHLER RD CHARLOTTE, NC 28269

#### DEVELOPMENT STANDARDS

Project No.

Issued 05/16/22

Revised 01/08/23- REVISED PER CITY COMMENTS 02/22/23 - REVISED PER CITY COMMENTS

04/03/23 - REVISED PER CITY COMMENTS

RZ-3

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### APPROVED BY CITY COUNCIL GENERAL PROVISIONS 22-086

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  THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGENT OF PROPOSED USES ON THE SITE BUT THE EXACT CONFIDENCE OF THE SITE OF THE PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
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#### PERMITTED USES

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#### **TRANSPORTATION**

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A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

#### ENVIRONMENTAL FEATURES

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- B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

#### PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

#### FIRE PROTECTION

RESERVED

#### LIGHTING

A. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW, DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN

#### SIGNAGE

RESERVED

#### PHASING

RESERVED

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RZ-3

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